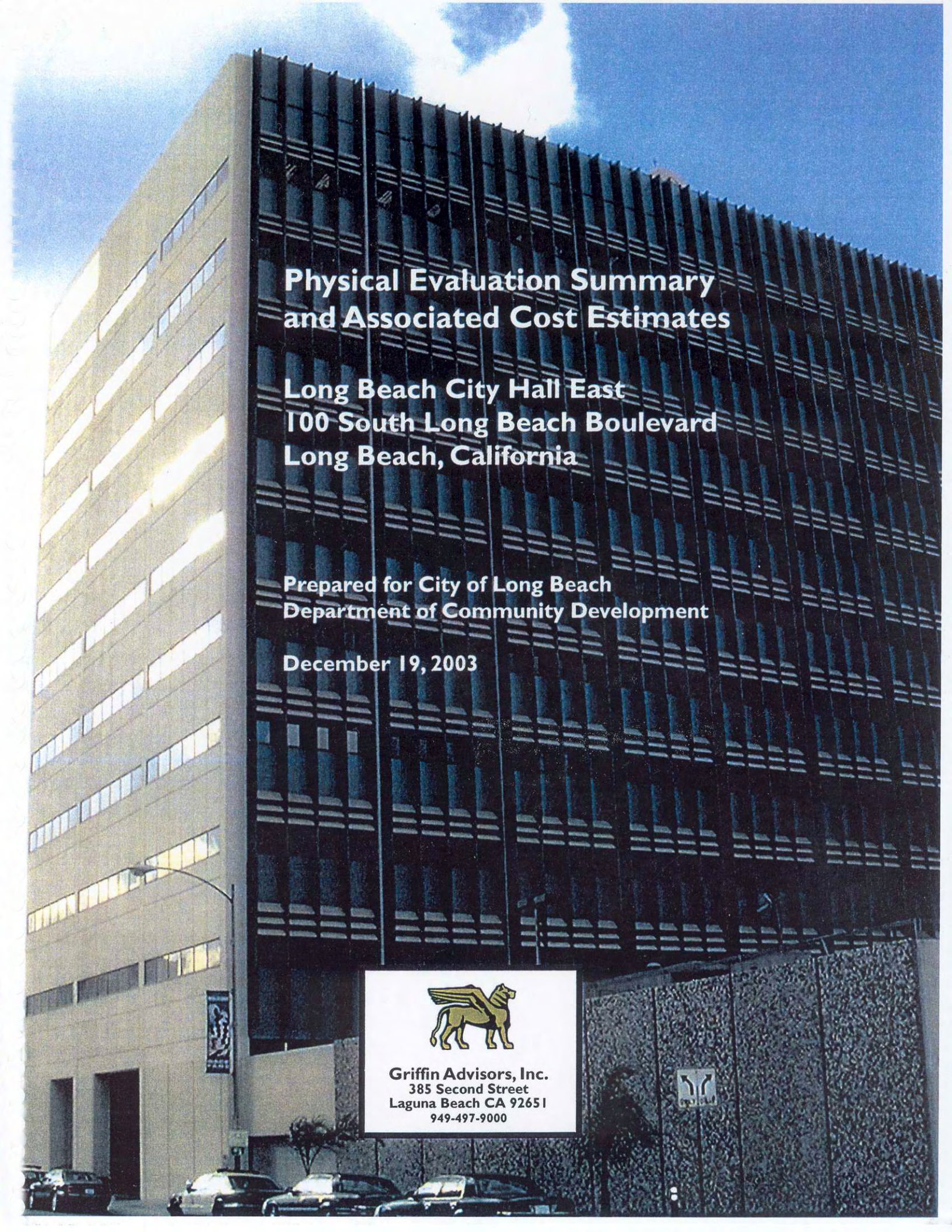

Physical Evaluation Summary and Associated Cost Estimates

Long Beach City Hall East
100 South Long Beach Boulevard
Long Beach, California

Prepared for City of Long Beach
Department of Community Development

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Griffin Advisors has been retained by the City of Long Beach Department of Community Development to perform a physical assessment evaluation of the City's office building located at 100 South Long Beach Boulevard in the City of Long Beach, California. The purpose is to review the physical characteristics of this facility, its architecture, ADA (Americans with Disabilities Act) access/compliance, structural, plumbing, fire protection, HVAC and electrical systems as well as potential building renovation scenarios.

We have identified three (3) appropriate scenarios for consideration in renovating the building. The first is the "Baseline" renovation which addresses work that is mandatory or required to be performed to the building Core & Shell. The "Class B" renovation scenario is a second option that includes improvements necessary to raise the building's systems to the level of a Class "B" office building. The "Long Term Investment" renovation scenario is a third option that raises the building's systems to a level of a Class "A" office building. The ultimate determination/selection of a preferred scenario will be budget-driven based upon the outcome of a financial analysis of third-party space the City currently leases in offsite location(s) that could potentially be relocated to this facility.

We have engaged the following Professional Consultants to assist in this effort:

- **Architectural**: LPA
- **Structural**: The Nakaki Bashaw Group
- **Plumbing/HVAC and Fire Protection**: Tsuchiyama Kaino Sun & Carter
- **Electrical**: Konsortum1
- **Cost Estimating**: Howard S. Wright Construction Company

The building is a 10-story, steel-framed office building with a basement consisting of approximately 141,540 gross square feet and an eight-level, 149 space parking structure. In addition, in order to provide the required parking for the building there is a 152 space surface parking lot at Broadway and Elm.

The building was built circa 1959 and was initially occupied by Southern California Edison. After being acquired by the City of Long Beach, the City's Police Department has been a tenant (on a temporary basis) since 1st Quarter, 2002. The previous and current uses have been office and administration and the following evaluations and associated budget estimates are predicated on this use being maintained.

A key assumption is that the proposed future uses will not require that the building be upgraded to meet the requirements of an "Essential Services Building". These facilities typically house emergency services providers including police, emergency operations centers or emergency communications dispatch centers.

Architectural

Our review of this facility concludes that it is in overall "fair" condition as it has been well maintained over its approximate 44 year life span.

The majority of the Core & Shell work required to be performed under the "Baseline" scenario are improvements required to bring the building into ADA compliance. These ADA work items mainly consist of elevator, door, walkway and stair improvements as detailed in following Architectural Report. In addition due to the difficulty of reconfiguring the restrooms (ie the requirement to remove one stall in order to provide a larger handicapped-stall) and the inablilty to match the existing terrazzo wainscoat on the walls, new restrooms have been included in this scenario as well.

The "Class B" scenario includes all of the above work in addition to the necessary replacement of elevator equipment, upgrade of elevator cabs, entry door replacement and new lobbies.

The "Long Term Investment" scenario assumes a completely new Core & Shell with the building's structure being the only system retained. It provides for all new core elements, a new skin and a new roof essentially providing for a Class "A" office building.

Parking is currently provided for in two separate locations; an eight level 149 car (all "standard" stalls, no compact) parking structure and a 152 space surface lot at Broadway and Elm totaling 301 parking spaces. Although the stalls in the parking structure do not meet the current parking guidelines precisely (for size and clearances), the "intent" is satisfied with no real hardships observed. The required parking for the proposed use/occupancy per Long Beach Zoning Regulations is 288 cars and therefore the requirement is satisfied by the combination of the two facilities.

Structural

The original Structural Plans by Bale and Wilson as well as the Seismic Upgrade Plans by A.C. Martin & Assoc. were reviewed in conjunction with a site visit. There were no specific structural analyses performed at this time.

The structural system is a steel frame with concrete over metal decking for floors and a conventional spread footing foundation system. The lateral system is a series of swing frames in both directions consisting of built-up truss girders (riveted connections) in addition to a concrete shear wall on the north elevation. In 1990 a seismic strengthening retrofit was undertaken consisting of a series of assed concrete shear walls and strengthening of sway frames (welding).

For both the "Baseline" and "Class B" scenarios, since there is no change in the building's proposed use, there is no work required by Code or recommended. For the "Long-Term Investment" Scenario, there is also no work required, but it is recommended that the new Post-Northridge Earthquake (1994) design standards be implemented. This would likely consist of additional concrete shear walls, additional steel bracing and strengthening and modification of the existing sway frames.

HVAC/Plumbing/Fire Protection

HVAC

The chilled and hot water central plant is approximately 43 years old and beyond its' useful service life per ASHRAE standards (American Society of Heating, Refrigeration and Air-Conditioning Engineers)

The "Baseline" scenario includes testing and repair of malfunctioning equipment, cleaning all ductwork and interior surfaces of air-handling units and providing for a smoke control (life-safety) system (as required per Code for this building's classification as "hi-rise")

The "Class B" scenario provides for the replacement of all malfunctioning equipment, cleaning all ductwork and interior surfaces in air-handling units and providing for a smoke control system.

The "Long-Term Investment" scenario provides for an all new system (central plant) with Direct Digital Controls (for energy management and efficiency) to replace the existing pneumatic controls.

In all three scenarios the Building's Tenant Improvement HVAC system (distribution ductwork and grills/diffusers) are new.

Plumbing/Fire Protection

The "Baseline" scenario includes new restroom fixtures and upgrading the drinking fountains to meet ADA requirements. The equipment (pumps and water heaters) would be tested and repaired accordingly.

The "Class B" scenario includes all of the above "Baseline" work as well as the replacement of all iron water pipe with copper and replacement of malfunctioning pumps and water heaters.

The "Long-Term Investment" scenario provides for an entirely new plumbing system and the replacement of the electric water heaters with a natural gas-fired hot water system.

Currently the building is not fire sprinkled with the Fire Protection system consisting of dry standpipes in each of the two stairwells with hose connections on each floor. Fire sprinklers exist only in the basement and the parking structure. A Code-required fire sprinker system would be provided in all three scenarios.

Electrical

The "Baseline" scenario involves the installation of a main service (5000 amp) disconnect breaker that has been modified and or removed and the replacement of the building's subpanels. The loads on the various transformers and panels should be measured to ensure that they are not overloaded. New lighting fixtures are provided in the restrooms and all lobby lamps (bulbs) are replaced with energy efficient lamps.

The "Class B" scenario includes all work above and the installation of a new 120/208 volt distribution system, an emergency generator, a new fire alarm system and a new energy-efficient fluorescent lighting system.

The "Long-Term Investment" scenario is an entirely new electrical system including energy efficient lighting and controls for the building as well as the parking structure.

In all three scenarios, the building electrical tenant improvements (lighting, power, signal and data including switches and outlets) are new.

Cost Estimates

The Cost Estimates include all hard and soft costs required to complete the associated building renovation project (scenario). The estimates utilize a tenant improvement allowance of $40/sf applied to a

net area of 105,420 sf. This assumes a "core factor" (are associated with stairs, shafts, circulation, m/e closets and restrooms) of 15%. The Cost estimates also include (for all three scenarios) an asbestos abatement allowance of $1,291,400 or approx. $10/sf to remove and abate the asbestos fireproofing and other misc. materials.

- "Baseline" scenario Concept Budget Estimate = $13,285,507 or $94/gross sf.
- "Class B" scenario Concept Budget Estimate = $16,523,642 or $117/gross sf.
- "Long-Term Investment" scenario Concept Budget Estimate = $27,131,323 or $192/gross sf.

These are conceptual budget estimates only and are estimated without the production of any design and are to be utilized for the basis of evaluating alternatives. Upon selection of a preferred scenario, the budget(s) will be refined accordingly as the design progresses and scope is more clearly defined.